

PB# 97-30

POLYWORKS SP

35-1-55.21

97 - 30

Polyworks Site Plan (Coppola)
Corporate Dr. - Addition to Existing Bldg.

Approved 9/9/98

Wilson Jones - Carbonless - 51654 NCR Duplicate - 51657 NCR Tripartite
MADE IN U.S.A.
Wilson Jones, 1989

DATE August 22, 1997 RECEIPT 6772293
RECEIVED FROM Poly Works
Address _____
One Hundred and 00/100 DOLLARS \$ 100.00
FOR Planning Board Application Fee.
97-36

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID	<u>CK #</u>	CHECK	<u>100 00</u>
BALANCE DUE	<u>13407</u>	MONEY ORDER	

BY Dorothy H. Hanger

Wilson Jones - Carbonless - 51654 NCR Duplicate - 51657 NCR Tripartite
MADE IN U.S.A.
Wilson Jones, 1989

DATE August 22, 1997 RECEIPT 97-30 NUMBER
RECEIVED FROM Polyworks, Inc.
Address 302 Windsor Hwy - New Windsor, N.Y. 12553
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>750 00</u>	CASH	
AMOUNT PAID	<u>750 00</u>	CHECK	<u># 13408</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY Mary Mason, Secretary

Wilson Jones - Carbonless - 51654 NCR Duplicate - 51657 NCR Tripartite
MADE IN U.S.A.
Wilson Jones, 1989

DATE Sept. 3, 1998 RECEIPT 97-30 NUMBER
RECEIVED FROM Poly-works Inc.
Address 110 Corporate Drive - New Windsor, N.Y. 12553
One Hundred Fifty-Eight 12/100 DOLLARS \$ 158.12
FOR 2% of \$7906.00 Cost Estimate - Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	<u>158 12</u>	CASH	
AMOUNT PAID	<u>158 12</u>	CHECK	<u># 14393</u>
BALANCE DUE	<u>- 0 -</u>	MONEY ORDER	

BY Mary Mason, Secretary

Wilson Jones - Carbonless - 51654 NCR Duplicate - 51657 NCR Tripartite
MADE IN U.S.A.
Wilson Jones, 1989

DATE 9/4/98 RECEIPT 065549
RECEIVED FROM Poly works
Address _____
One Hundred 00/100 DOLLARS \$ 100.00
FOR P.B. # 97-30

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	<u>CK # 14393</u>
AMOUNT PAID		CHECK	<u>100 00</u>
BALANCE DUE		MONEY ORDER	

BY Town Clerk
Dorothy H. Hanger



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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- ☐ **Regional Office**
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

10 November 1999

MEMORANDUM


TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: POLYWORKS SITE PLAN
FIELD REVIEW FOR SITE COMPLETION STATUS – 11/9/99
MHE JOB NO. 87-56.2/T97-30

This memorandum will confirm our field review of the subject site on the afternoon of 9 November 1999. Based on our review, it is our opinion that the site work has been completed in general conformance with the site plan stamped approved on 9 September 1998. As such, we see no reason why your office could not consider issuance of a Certificate of Occupancy if all building related issues are completed.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Myra Mason, Planning Board Secretary

11-10-2E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 97-30

NAME: ADDITION TO POLYWORKS
APPLICANT: POLYWORKS, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/09/98	PLANS STAMPED	APPROVED
06/10/98	P.B. APPEARANCE	ND: APPR COND
05/13/98	P.B. APPEARANCE . TOOK LEAD AGENCY	REVISE & SUBMIT
04/01/98	WORK SESSION APPEARANCE	REVISE & SUBMIT
08/27/97	P.B. APPEARANCE . REFER TO Z.B.A.	ADD LOCATION MAP
08/20/97	WORK SESSION APPEARANCE	SUBMIT
06/04/97	WORK SESSION APPEARANCE . NEED FIELD MEETING W/MARK TO RESOLVE GRADING . CORRECT SIZE OF BUILDING SQUARE FOOTAGE - CHANGE 2" TO 4" . LINE - COST ESTIMATE	RET. TO W.S.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 97-30

NAME: ADDITION TO POLYWORKS

APPLICANT: POLYWORKS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/22/97	REC. CK. #13408	PAID		750.00	
08/27/97	P.B. ATTY. FEE	CHG	35.00		
08/27/97	P.B. MINUTES	CHG	22.50		
05/13/98	P.B. ATTY. FEE	CHG	35.00		
05/13/98	P.B. MINUTES	CHG	27.00		
06/10/98	P.B. ATTY FEE	CHG	35.00		
06/10/98	P.B. MINUTES	CHG	27.00		
08/06/98	P.B. ENGINEER FEE	CHG	402.00		
09/03/98	RET. TO APPLICANT	CHG	166.50		
		TOTAL:	750.00	750.00	0.00

Gave to L.R. 9/22/98

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 97-30

NAME: ADDITION TO POLYWORKS

APPLICANT: POLYWORKS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/98	SITE PLAN APPROVAL FEE	CHG	100.00		
09/03/98	REC. CK. #14392	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/98

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 97-30
NAME: ADDITION TO POLYWORKS
APPLICANT: POLYWORKS, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/12/98	2% OF 7906.00 COST ESTIMATE	CHG	158.12		
09/03/98	REC. CK. #14393	PAID		158.12	
			-----	-----	-----
		TOTAL:	158.12	158.12	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/22/98

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 97-30

NAME: ADDITION TO POLYWORKS

APPLICANT: POLYWORKS, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/22/97	EAF SUBMITTED	08/22/97	WITH APPLICATION
ORIG	08/22/97	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/22/97	LEAD AGENCY DECLARED	05/13/98	TOOK LEAD AGENCY
ORIG	08/22/97	DECLARATION (POS/NEG)	06/10/98	DECL. NEG. DEC.
ORIG	08/22/97	PUBLIC HEARING	06/10/98	WAIVE P.H.
ORIG	08/22/97	AGRICULTURAL NOTICES	/ /	



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CONSULTING ENGINEERS P.C.

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- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM
6 August 1998

TO: MYRA MASON, P.B. SECRETARY
FROM: MARK J. EDSALL, P.E., P.B. ENGINEER
SUBJECT: POLYWORKS SITE PLAN (97-30)

A handwritten signature in dark ink, appearing to be 'mje'.

I have reviewed the final plan from Anthony Coppola as well as the site plan cost estimate.

The plan as last revised 7/14/98 (stamped rec'd 7/25) is acceptable.

The cost estimate has been revised and is attached.

Our printout for review services is attached hereto.

MJE/st
doc:myra8.6a

Need check for: \$100.00
\$158.12 inspect. fee

Send copies of fees due
to A. Coppola 8/12/98

Anthony J. Coppola, R.A.

Design, Architecture and Planning

375 Third St.,
Newburgh, N.Y. 12550

Tel: 914-561-3559
Fax: 914-561-2051

ajcarch@ny.frontiercomm.net
http://ny.frontiercomm.net/~ajcarch

July 23, 1998

Town of New Windsor Planning Board
555 Union Ave
New Windsor, N.Y. 12533

Project: Addition for Poly Works, New Windsor, N.Y.

Poly Works Site Work Construction
Budget

Item	Quantity	Unit Price	Total
1. Site Work:			
♦ Site lighting (unh mtd)	2	300	\$ 250.00 600.00
♦ Rough grading			\$ -2,000.00
♦ Raking, seeding			\$ 1,000.00
♦ Pavement	430 sq. ft.	\$ 10.25	\$ 3,937.50 4300
♦ Storm drainage (swale)	185 x 10		\$ 2,500.00 1850
♦ Miscellaneous			\$ 1,500.00
♦ Contingency @ 10%			\$ 1,218.75
♦ Striping	7 + ch		156
Total:			\$ 43,406.25 7906

Very Truly Yours,

Atty J C

Anthony Coppola, R.A.

cc: Poly Works

insp. fee 2% \$ 158

07 - 30

RECEIVED JUL 23 1998

AS OF: 08/06/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 97- 30

FOR WORK DONE PRIOR TO: 08/06/98

										-----DOLLARS-----				
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE		
.....														
97-30	111703	06/04/97	TIME	MJE	WS	POLYWORKS S/P	75.00	0.40	30.00					
97-30	115220	08/20/97	TIME	MJE	WS	POLYWORKS	75.00	0.40	30.00					
97-30	115540	08/27/97	TIME	MJE	MM	POLYWORKS > ZBA	75.00	0.10	7.50					
97-30	115620	08/27/97	TIME	MCK	CL	POLYWORKS RVW COMM	28.00	0.50	14.00					

									81.50					
97-30	116740	08/31/97				BILL 97-807 9/15/97					-81.50			

											-81.50			
97-30	117348	09/17/97	TIME	MJE	MC	POLYWORK ZBA REF	75.00	0.30	22.50					

									22.50					
97-30	123538	12/31/97				BILL 98-145 1/15/98					-22.50			

											-22.50			
97-30	131567	04/01/98	TIME	MJE	WS	POLYWORKS S/P	75.00	0.40	30.00					
97-30	134426	05/12/98	TIME	MCK	CL	POLYWORK RVW COMMENT	28.00	0.50	14.00					
97-30	134909	05/12/98	TIME	MJE	MC	POLYWORKS	75.00	0.50	37.50					
97-30	134912	05/13/98	TIME	MJE	MC	POLYWORKS	75.00	0.10	7.50					
97-30	134905	05/15/98	TIME	MJE	MC	POLYWORKS	75.00	0.30	22.50					
97-30	135742	05/20/98	TIME	MJE	FI	POLYWORKS	75.00	0.80	60.00					
97-30	136768	06/01/98	TIME	MJE	MC	POLYWORKS W/FI	75.00	0.40	30.00					
97-30	136935	06/09/98	TIME	MJE	MC	POLYWORKS	75.00	0.50	37.50					
97-30	137091	06/09/98	TIME	MCK	CL	POLYWORKS RVW COMMEN	28.00	0.50	14.00					
97-30	136789	06/10/98	TIME	MJE	MM	COND S/P APPL POLY	75.00	0.10	7.50					

									260.50					
97-30	136811	06/15/98				BILL 98-731 6/15/98					-209.00			
97-30	139692	07/13/98				BILL 98-793 7/15/98				-51.50				

											-260.50			
97-30	141629	08/06/98	TIME	MJE	MC	Review final app inf	75.00	0.50	37.50					
									=====	=====	=====	=====		
TASK TOTAL									402.00	0.00	-364.50	37.50		
.....														
GRAND TOTAL									402.00	0.00	-364.50	37.50		

Anthony J. Coppola, R.A.

Design, Architecture and Planning

375 Third Street
Newburgh, N.Y. 12550

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Fax: 914-561-2051

ajcarch@ny.frontiercomm.net
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Letter of Transmittal

SEND TO: Town of New Windsor Planning Board 55 Union Avenue New Windsor, NY	Project: Polyworks New Windsor, NY
Attention: Myra	Date: 7/23/98
	FAX #:

We are sending you via:

☐ FAX

☐ Mail

☒ Hand Delivery

Copies:	Date	Num.	Description:
1			Site plan budget
11			site plan drawings

These are Transmitted:

☒ For Approval

☒ For Your Use

☐ As Requested

☐ For Your Review
and Comment

☐ For Bids Due

COMMENTS:

Myra,

The final changes have been made on the plans as per the last planning board meeting

1. Correction in square foot number
2. Striping changed to 4" wide

Please have the drawings signed and the project closed out. Call me if you have any questions.

Copy To: Tony Echevarria

Signed: *A.J. Coppola*

Anthony J. Coppola, R.A.*Design, Architecture and Planning*375 Third St.,
Newburgh, N.Y. 12550Tel: 914-561-3559
Fax: 914-561-2051ajcarch@ny.frontiercomm.net
<http://ny.frontiercomm.net/~ajcarch>

July 23, 1998

Town of New Windsor Planning Board
555 Union Ave
New Windsor, N.Y. 12533**Project: Addition for Poly Works, New Windsor, N.Y.**

Poly Works Site Work Construction Budget					
	Item		Quantity	Unit Price	Total
1.	Site Work:				
	◆ Site lighting				\$ 250.00
	◆ Rough grading				\$ 2,000.00
	◆ Raking, seeding				\$ 1,000.00
	◆ Pavement		3,150 SF	\$ 1.25	\$ 3,937.50
	◆ Storm drainage				\$ 3,500.00
	◆ Miscellaneous				\$ 1,500.00
	◆ Contingency @ 10%				\$ 1,218.75
	Total:				\$ 13,406.25

Very Truly Yours,



Anthony Coppola, R.A.

cc: Poly Works

97 - 30

RECEIVED JUL 25 1998

RESULTS OF P.B. MEETING OF :

June 10, 1998

PROJECT: Polyworks

P.B.# 97-30

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) 5 S) Lu VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES ☒ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M) Lu S) Lu VOTE: A 5 N 0 WAIVED: Y ☒ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) Lu S) Lu VOTE: A 5 N 0 APPROVED CONDITIONALLY: 6/10/98

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

<u>Correct size of bldg. sq. footage (5474)</u>
<u>Chg. 2" line to 4" line</u>
<u>Bond</u>

POLYWORKS SITE PLAN (97-30) OFF RT. 32

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Just to kind of review where we are at since our last meeting, we had a few changes to make on the drawing. We also scheduled site meeting with Mark. Mark and I reviewed the property about a week or two after last meeting. Mark had a concern about the drainage between Corporate Drive in between the front of our proposed addition, we kind of ironed that out in the field how we would grade that. We revised the plans to show, you know, our agreement in terms of how it should be graded and that is the plan that you have in front of you right now. There is also a few other items we revised the location map that was incorrect last time, the zoning bulk table, just to kind of address that, the zoning board resolution didn't specifically state specific variances, it was just kind of more or less a general wording that we got our variance from so Mark has kind of accepted the format and the information that we have in our bulk table right now.

MR. PETRO: Why do you have errors on the square footage? Mark's note number 2 that seems pretty straightforward.

MR. COPPOLA: Yeah, well, the parking calculation indicates 5,000 square feet, the one story the note over here indicates 5482 but I can tell you for the parking we just rounded up, you know, we round up and then divide. That is why it is done that way so you get even number of spaces. And then there seems to be a small discrepancy between 5482 and another number.

MR. PETRO: 5474 but parking you have at 5,000 square feet, that is not rounded up, you're talking square footage is almost 5,500 so it is 500 square feet even at 150 square feet per space you're losing 50 spaces if that were the calculation.

MR. COPPOLA: One space per 1,000 square feet so I'm sorry, I rounded down.

MR. PETRO: So it didn't matter, you're right.

MR. COPPOLA: Then I rounded, it was 5,500 and up would have been 6,000, is probably what I did. But I guess--

MR. PETRO: Contours have been changed, Mark, contours are acceptable?

MR. EDSALL: Yeah, the drainage trench that he shows on here I believe will work after we have gone over it in the field.

MR. PETRO: He didn't put culverts, just the drainage plan, did you submit a drainage plan, is that what you did?

MR. EDSALL: What he is doing is basically intercepting the drainage coming off the hill with a trench drain, stone line trench running in a northerly, northeasterly direction and it will flow in the same direction it generally goes now.

MR. LANDER: Maybe not everybody's too familiar with this property, but there is, you have your new addition and where you see the arrow with the drainage going north, well, property goes up again on the other side of that arrow going to the west, so that is what Mark was concerned with more.

MR. PETRO: That is my question. Where is the outlet?

MR. EDSALL: Right now, it runs in that northerly direction, it slopes down from the building and slopes back up again as it's heading to the west as Ron said, so what they are doing is they are creating a trench drain to carry it around the far side of the building and that is the down slope that is where it goes now.

MR. LANDER: And it still goes onto their property, won't be that much runoff generated.

MR. COPPOLA: It's only the area of this little paved parking area because the roof.

MR. PETRO: So the impervious area is not that much greater?

MR. COPPOLA: No, only seven parking spaces.

MR. LANDER: But it's emptying onto their parcel anyway, just goes around the building.

MR. PETRO: For the minutes, we have fire approval on 6/2/98 and approved and disapproved so this is a new one for me, once it has been determined what the correct size of the building is, this site plan is acceptable. All right, I think we just went over that.

MR. LANDER: Who's that from?

MR. PETRO: Fire inspector, he has approved and disapproved.

MR. COPPOLA: Disapproved based on?

MR. PETRO: Square footage was wrong so we can make that subject to adding the correct square footage to the plan.

MR. COPPOLA: Correct, square footage is 5474 first item there.

MR. LANDER: One quick question, is this building sprinklered?

MR. COPPOLA: The existing building is sprinklered, yes.

MR. LANDER: No, the new addition?

MR. COPPOLA: New addition will be sprinklered also.

MR. PETRO: All right, we have highway approval on 6/2/98, we have taken lead agency so we can have--

MR. STENT: Motion to declare negative dec.

MR. PETRO: Before we do that, we have to discuss whether a public hearing is going to be in order.

MR. LANDER: Make a motion that we waive the public hearing.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment. Is there any further discussions from the board? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Make a motion we declare negative dec.

MR. LUCAS: Second it.

MR. PETRO: Motion is made and seconded that the New Windsor Planning Board declare negative dec on the Polyworks site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Mark, do you have anything else to add to this plan?

MR. EDSALL: No.

MR. PETRO: Do any of the members have anything else they want to discuss?

MR. LANDER: Just one thing here on the east side of

right in front of the loading dock, is that a paved area?

MR. COPPOLA: Yes, it is.

MR. LANDER: I don't have anything further.

MR. PETRO: Subject to the correct square footage on the plan.

MR. ARGENIO: Mr. Chairman, if I may, Mark, detail 5 SP1, is that a typo, 2 inch wide yellow striping it should been four, no?

MR. COPPOLA: It might make a difference if you go single stripe or double stripe.

MR. ARGENIO: It probably should be four.

MR. EDSALL: I don't know if we have a code requirement that restricts it either way but four inches is the normal.

MR. ARGENIO: I think that is standard. I don't want to be petty, but it just jumped out at me.

MR. EDSALL: Odds are it will be a single line.

MR. PETRO: I don't think you can even paint a 2 inch line.

MR. ARGENIO: I don't think you can do it either.

MR. PETRO: Just change it to four inch and part of the subject to. Anything else from any of the board members? We have two subject-to's, actually number 4 will have to be read. Can I have a motion?

MR. LUCAS: Make a motion we grant final approval subject to the two subject-to's and the bond issue.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the

June 10, 1998

25

Polyworks site plan amendment subject to the 5474 being added to the plan as the correct square footage, the two inch being made four inch yellow striping and that a bond estimate be submitted in accordance with Paragraph A1G, Chapter 19 of the Town Code. Is there any discussion from the board members?

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING OF: May 13, 1998

PROJECT: Polyworks

P.B.# 97-30

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y 4 N 2

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y ✓ N

CARRIED: YES NO

M) 1 S) 1 VOTE: A 3 N 0

CARRIED: YES ✓ NO

WAIVE PUBLIC HEARING: M) S) VOTE: A N WAIVED: Y N

SCHEDULE P.H. Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES ✓ NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y ✓ N

DISCUSSION/APPROVAL CONDITIONS:

<u>Add Variances to plan</u>
<u>Change project location map</u>
<u>Correct Bulk Tables</u>
<u>Add Contour lines & Drainage</u>
<u>Need field meeting for grading w/Mark</u>



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

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e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@ptd.net



TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

REVIEW NAME: POLYWORKS SITE PLAN AMENDMENT
PROJECT LOCATION: 302 WINDSOR HIGHWAY
SECTION 35-BLOCK 1-LOT 55.21
PROJECT NUMBER: 97-30
DATE: 13 MAY 1998
DESCRIPTION: THE APPLICATION PROPOSES A ONE-STORY ADDITION AT THE REAR OF THE EXISTING FACILITY ON CORPORATE DRIVE, OFF ROUTE 32. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 AUGUST 1997 PLANNING BOARD MEETING AND WAS REFERRED TO THE ZBA.

1. It is my understanding that the Applicant has received the necessary finding from the ZBA in accordance with Section 48-24(B)3 of the Town Zoning Code and, as well, may have received variance(s) relative to the site. A clear record of the action by the ZBA should be on file with the Planning Board before final approval.

The Applicant's Architect has added a note to the plan indicating that variances were granted; however, the specific amount of the variances granted are not referenced on the plan. I recommend that same be included in the note or in a completed bulk table.

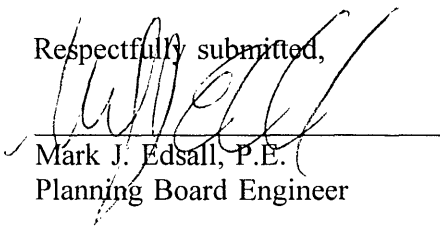
2. In my 27 August 1997 Planning Board review comments, I requested that subsequent plans submitted include proposed contours for the site development. On 1 April 1998 I reiterated my recommendation that site grading contours be included on the plan. The plan submitted does not appear to address any proposed contours or grading.
3. The Applicant should be made aware that the Planning Board is now accepting 9' x 19' parking spaces. The typical parking detail reflects 10' x 20'.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: POLYWORKS SITE PLAN AMENDMENT
PROJECT LOCATION: 302 WINDSOR HIGHWAY
SECTION 35-BLOCK 1-LOT 55.21
PROJECT NUMBER: 97-30
DATE: 13 MAY 1998

4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
7. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:POLYW2.mk

REGULAR ITEMS

POLYWORKS SITE PLAN (97-30) RT. 32

Mr. Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Two months ago in March, we received our zoning variance, just to kind of refresh everybody's memory, this was a pre-existing non-conforming use in a C zone for under the 25 percent threshold. So kind of we received a variance for the expansion of the use, we received a variance for the setbacks, again, because those setbacks weren't specifically stated for this use in that zone and we also received a variance for parking and that was it, parking, setbacks and use. All that wording is in the zoning board's resolution. After that meeting, we had a workshop with Mark Edsall, we were advised that we were to show existing contours on the plan, some notes in terms of overhead lighting, setbacks, we have the trench drains installed because of the slope of the parking lot against the building where we're putting the new addition, put some details on there, put some notes in terms of the drainage and also the date of the ZBA decision, and I think that is where we're at right now. I just got a copy of Mark's comments. If I could kind of go through them quickly. I think what Mark wants in terms of the bulk table is just a little bit more information, we put in the information what was required to be not applicable but I'm understanding that he just wants a little more information in terms of what the required setbacks are.

MR. PETRO: Mark, I see contour lines here, which ones are you talking about?

MR. EDSALL: What you see are not proposed contours but existing contours.

MR. COPPOLA: The only proposed contour that changes is the one that slides across this parking lot, I can darken that in, but the grade kind of goes into this corner anyway, not really too much we can do to change that. That is why I installed a trench drain so the only proposed grading is really going to be the one

grade line that goes across that parking lot, but I can address that, I believe.

MR. EDSALL: Well, I can make a visit to the site and see whether or not there is less of a problem than I believe there is. But in the past, the lots that have been developed along this side of 32 consistently we have had a problem with drainage and grading, I believe it was the carpet guys site plan, we had a tremendous amount of problems following the construction, so I just believe that it is something that needs to be addressed.

MR. COPPOLA: Are you more concerned about what's existing or what we're proposing?

MR. EDSALL: I would want to make sure, very sure that the contours are accurate and then once we know that, make sure we understand how the grading is going to occur and how the drainage is going to be directed, cause we have had problems with all the businesses down along this side of 32, as far as drainage. We have had complaints from the state as to how the drainage gets redirected and comes out onto their state highway cause there are no collection systems.

MR. COPPOLA: No, there isn't. Just quickly to touch on the drainage and a couple of your points, Mark, the survey that we did is fairly new, we can get you a copy of the existing one, but it was done last October and these contours, these existing contours are off that, we have a note on the bulk of the drainage here is really the roof of the addition that we're putting on the note I have on the plan calls for the roof drains to be collected within the existing roof drain system so that that drainage area doesn't spill out into the lots onto the existing grades. So really, the only new sheet of water that is being collected is for that parking spaces in front of the new addition and that we're just showing with a trench drain and that trench drain would be collected around the building, down towards the contours that slope towards the north to the side and to the north of the building so that is kind of the idea with that.

MR. PETRO: I want to go back to the drainage, the first thing the project location map on your plan is incorrect.

MR. COPPOLA: It's incorrect where the bullet shows Snake Hill, it should be dropped down to here, this lot is south of the intersection of Willow so we're going to change that.

MR. PETRO: Might not even get it on that map.

MR. COPPOLA: We can change the window and move that up.

MR. ARGENIO: This is actually south of the former oriental restaurant, is that correct?

MR. PETRO: Right behind the--

MR. KRIEGER: The entrance is between U-Haul and Phil and Neils.

MR. LANDER: Who owns Corporate Drive, is that a dedicated--

MR. COPPOLA: I believe that is a private road.

MR. PETRO: As mark points out we're accepting the 9 x 19 spots with the 25 foot backout, that might help this application so you gained ten percent more parking by doing so.

MR. COPPOLA: Well, we can--

MR. PETRO: That is up to you, we accept bigger ones, but if you need to have that for any reason, we already through zoning sounds like you're complying.

MR. COPPOLA: They are okay with the number of parking spaces that we're showing here.

MR. PETRO: Sounds like you have three things to do, get the bulk tables done correctly, get the site project location map done correctly and get some contour lines that Mark's requiring on the map and show

what the drainage is emptying to and coming from.

MR. COPPOLA: Would it be possible to ask for conditional approval?

MR. PETRO: That is a little too much, isn't it? What do you want, a building permit and get going?

MR. COPPOLA: It's taken us, you know, considerable amount of time to just get to this point, I believe.

MR. PETRO: Have you been working on this since August 27?

MR. COPPOLA: August 27.

MR. PETRO: Took that long to get through the zoning board?

MR. COPPOLA: Two meetings at the zoning board.

MR. PETRO: It's almost three quarters of a year, something must of gotten held up somewhere and I don't know if it was through the boards.

MR. COPPOLA: I'm not saying it was.

MR. PETRO: I'm only one member, I think that we really need to see a plan with contour maps, unless somebody else has a different idea.

MR. ARGENIO: I agree.

MR. LANDER: That's fine.

MR. PETRO: Because it is an area where there is so many water problems.

MR. COPPOLA: Okay, all right then we'll add that information to the plan, set up another workshop with Mark, I'm not quite sure there's--

MR. PETRO: Do you need a workshop or can you just review it only the one item?

MR. EDSALL: There might be a lot more to gain by meeting out in the field, if in fact there's a way that they can handle it without extensive grading maybe that is the way to do it, meet out in the field.

MR. COPPOLA: Okay, how can I set that up?

MR. EDSALL: Give me a ring and we'll go out.

MR. PETRO: Anything else? I hate to hold you up but it's really incomplete, you've got the wrong project location map, bulk tables are incorrect and there's no drainage system on the map.

MR. COPPOLA: Well, the drainage is shown, he's asking for proposed contours but we can add that information.

MR. PETRO: Thank you. Can I have a motion to take lead agency?

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for Polyworks site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. COPPOLA: Can I ask one more question about the public hearing, is there a requirement?

MR. PETRO: I already answered you, I don't see any reasons, it's a permitted use in the zone.

MR. EDSALL: Yeah.

MR. PETRO: It's just an addition, correct?

May 13, 1998

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MR. BABCOCK: They also had, what you should do is prepare, when you come back, they also had a public hearing at the ZBA and maybe you could reflect to the board how many people showed up and if there was any problems there.

MR. PETRO: The attorney knows cause he's the same attorney, but I don't think you'll have any problem with that.

B.2.

RECEIVED

MAR 04 1998

BUILDING DEPARTMENT

ZONING BOARD OF APPEALS

Regular Session

March 9, 1998

AGENDA:

7:30 P.M.- ROLL CALL

Motion to accept minutes of the 02/09/98 meeting as written if available.

PRELIMINARY MEETING:

- ETUP
P/H
1. MINUTA, VINCENT - Request for 3 ft. 6 in. sign height variance for a facade sign located at 375 Windsor Highway (former M&T Bank) complex in C zone. (65-2-14).

PUBLIC HEARING:

- APPROVED
2. SMITH, J & H LIGHT/FLANNERY ANIMAL HOSPITAL - Referred by P.B. for interpretation of a prior variance or use variance needed to operate animal hospital in R-4 zone on e/s Temple Hill Road at Rt. 207. Present: James R. Loeb, Esq. (4-1-11.2).
- APPROVED
3. POLYWORKS INC. - Request for finding under Sec. 48-24(B)(3) for addition to existing, non-conforming uses and interpretation of proposed setback, parking and rear yard for building located at 110 Corporate Drive in a C zone. Present: Anthony Cappola. (35-1-54.21).
- APPROVED
4. SHARMA, SURENDRA - Request for 5 ft. and 12 ft. 4 in. front yard variance and 3 ft. 5 in. side yard variance on existing single-family residence on corner lot at 22 Clintonwood Drive in an R-4 zone. (19-5-1).

FORMAL DECISIONS: (1) VANDER MAAS
(2) WAHLBON
(3) RIFFLARD

APPROVED

Pat - I will be on vacation, but you may call Jim Nugent at 562-2234 if you are unable to attend this meeting.

OFFICE OF THE PLANNING BOARD - TOWN
ORANGE COUNTY, NY

#1-26A 10-27-97
SET UP FOR P/H
#2 3-9-98
APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 97-30

DATE: 17 SEPT 97

APPLICANT: POLYWORKS INC.

302 WINDSOR HWY

NEW WINDSOR NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 7 AUG '97

FOR (~~SUBDIVISION~~) - SITE PLAN) _____

LOCATED AT CORPORATE DRIVE

ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 35 BLOCK: 1 LOT: 54.21

IS ~~DISAPPROVED~~ ^{REFERRED} ON THE FOLLOWING GROUNDS:

1) FINDING UNDER 48-24(B)-3 FOR ADDITION TO EXISTING
NON-CONFORMING USES.

2) INTERPRETATION REGARDING PROPOSED SETBACK AND
PROPOSED PARKING.

[Signature]
MARK J. DUBALL PE For
MICHAEL BABCOCK,
BUILDING INSPECTOR

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u>	USE <u>EXIST. NON-CONF.</u>		
MIN. LOT AREA			
MIN. LOT WIDTH			
REQ'D FRONT YD			
REQ'D SIDE YD.			
REQ'D TOTAL SIDE YD.			
REQ'D REAR YD.			
REQ'D FRONTAGE			
MAX. BLDG. HT.			
FLOOR AREA RATIO			
MIN. LIVABLE AREA			
DEV. COVERAGE	%	%	%
O/S PARKING SPACES			

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

POLYWORKS AMENDED SITE PLAN (97-30) CORPORATE DRIVE

Anthony Coppola appeared before the board for this proposal.

MR. COPPOLA: Mr. Chairman, the owners would like to put a 5,485 square foot addition to an existing building 20,800 square foot building. What the situation is, this is an existing -- a pre-existing non-conforming use. It's a manufacturing use in the C zoning district.

MR. PETRO: So you're about 30 percent. Mike -- or Mark?

MR. EDSELL: Excuse me?

MR. PETRO: You can add 30 percent to a non-conforming use?

MR. EDSELL: Yes. You are allowed up to 30.

MR. COPPOLA: We are below that threshold.

MR. EDSELL: 26, that's what they're at. They are proposing 26 and they are allowed 30 adding per Section 48-24(B)3.

MR. COPPOLA: So because this use is not allowed zone, we're looking for a little guidelines as far as the board as far as setback and also regards to parking. With regard to the setback, what we have is on the corner that's closest to Route 32 there is an existing setback that's 29 foot 3 inches. For the new addition we're proposing the closest setback of 30 feet. So we're basically not increasing the side yard setback at that point. As far as the parking goes, again, there are no clear guidelines because it's use is not allowed in the zone. But what we propose is the following: Essentially they run two shifts over there, they have an existing parking lot out in front that I'm not really sure it's striped right now but what I have shown is basically striping for that parking lot a total of 10 existing parking spaces that are there. They run on their shift the maximum number of employees is 16.

MR. PETRO: What are they going to use this extra space for?

MR. COPPOLA: Storage. They are relocating the one of

their overhead doors to the side and that's primarily what the use is going to be for.

MR. PETRO: Another thing, Anthony, you've got to have a location map on this plan because I'm not sure I know where this is.

MR. COPPOLA: It's behind U-Haul on Route 32, Corporate Drive.

MR. LANDER: Right up the road from me. The U-Haul is there.

MR. PETRO: Yeah, the Volkswagen place is up the road.

MR. COPPOLA: We'll make sure we include that site location map. So basically what we're proposing in terms of parking is seven new additional spaces which would kind of more than offset the pre-existing spaces. And what we've done as far as the parking calculation is show a half space per employee on the maximum shift. That's 16 times half, which would be eight and one space per thousand square feet which is a total of five. So basically that adds up to 13 spaces required under that scenario. We are providing 17. In reality, my understanding is that there really isn't a parking problem there right now. Any time I've been there they have always had parking available.

MR. PETRO: Mark, the corner -- as far the 30 feet and the 29 feet, I don't particularly have a problem with that, it's conformant with the other side, but what about a height variance?

MR. EDSELL: Again, it's not a permitted use so there is no guideline to tell us what they should have.

MR. LUCAS: But it's not going higher than the existing?

MR. COPPOLA: Probably the intent would be to match the existing.

MR. LANDER: Do you we know what the height of the building would be? It says one-story.

MR. COPPOLA: It's one-story. I would guess you're talking 22, 24 feet.

MR. PETRO: I still don't understand why it wouldn't

need a height variance.

MR. EDSELL: Maybe I can help out here. One of the items that Mike and I were discussing is that under the Section I referenced with the 30 percent, to have benefit of that portion of the Code you need to have findings determined by ZBA. So they've got to go to the ZBA for findings to be allowed to make the expansion of the non-conforming use. And while we're there, maybe the ZBA can tell us if they believe a height variance is needed.

MR. PETRO: The findings being the same as determination, is that what you're trying to say?

MR. EDSELL: Well, it's like interpretation.

MR. PETRO: Interpretation.

MR. EDSELL: The findings have specific items that the ZBA have to look at occurring as being applicable to the site. It's not the same as a variance.

MR. PETRO: Why don't we put them on under ZBA referrals then?

MR. EDSELL: Because we weren't sure under 2 if you wanted to send it to them and under Comment 1, Mike, just pointed that requirement out to me.

MR. PETRO: Under Comment 1 -- say it again.

MR. EDSELL: I'm saying under Comment 1, that Section 48-24 of the Code, Mike just pointed out that to take advantage of that Section, you need the findings from the ZBA.

MR. PETRO: So it's no long in our hands.

MR. EDSELL: So we have to send them to the ZBA for that at least so we might as well send them over and ask for them to explain --

MR. PETRO: Interpretation of the height, also.

MR. EDSELL: -- on the height and the setbacks and the parking spaces. Have them go on record saying yes or no if they need a variance.

MR. PETRO: With that in mind, --

MR. COPPOLA: Okay, I just don't want to be referred to the ZBA that specifically asks for variances on a number of items. In other words, cause then that makes it much tougher. See what I'm saying? If I'm referred to them as a matter of interpretation on a number of items, then I think I have a better chance with that.

MR. PETRO: Well, I would say the interpretation for the sideyard being that it's going to match up with the other one and the height of the building. I don't know how high the building is, you'd have to figure it out. What is it per foot, Mike, from the sideyard, eight inches?

MR. EDSELL: Again, there is no -- it's not allowed to be there for that use.

MR. PETRO: So that's what they're going to tell us. You're going to go basically for those two items and what else?

MR. EDSELL: For those two items plus the height which you added plus the findings from 48-24.

MR. PETRO: Aside from that, Gentlemen of the planning board, conceptually does anybody have a problem with this plan? Can I have a motion to approve?

MR. DUBALDI: So moved Mr. Chairman.

MR. LANDER: Second.

MR. PETRO: Motion has been made and seconded that the New Windsor planning board approve the Polyworks Site Plan Amendment of 302 Windsor Highway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI:	NAY
MR. STENT:	NAY
MR. LANDER:	NAY
MR. LUCAS:	NAY
MR. PETRO:	NAY

MR. PETRO: At this time you've been referred to the New Windsor Zoning Board for interpretation and necessary variances as required. Once you've received

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them and put them on your map, you can then come back to this board and we will look at your plans.

MR. COPPOLA: Thank you.

POLYWORKS, INC.

MR. NUGENT: Request for interpretation concerning Section 48-24(B)3 of Zoning Code - expansion of existing non-conforming use and proposed setback and parking for location on Corporate Drive (off Rt. 32 to the rear of U-Haul) in a C zone.

Mr. Anthony Cappola appeared before the board for this proposal.

MR. CAPPOLA: Good evening. We were referred by the planning board. We were at the last planning board meeting in August. Essentially, what this is, this is an existing manufacturing facility Polyworks, Inc. It's off Corporate Drive which is off Route 32 in the town. There's an existing one story block building about approximately 20,808 square feet. Parking is currently parking in front for approximately ten cars, there's a loading dock on the side kind of an odd looking configured lot. Essentially, what the owners would like to do is to expand their business to the one story addition essentially the same height as the existing building of approximately 5,482 feet. Footprint would be 46 x 119 and with a small overhead door off the side there or off the front of the new addition. So I guess we're looking for an interpretation. We're in a C zone. This is a pre-existing non-conforming use in the zoning ordinance. There is really no guidelines for setbacks and those types of things that you normally find on the bulk table. I believe there is a provision and Mike would know more about this about being under a threshold of expanding a pre-existing business by 30 percent so we're by square footage wise we're expanding this at 26 percent. So after that I guess we're looking basically for an interpretation.

MR. NUGENT: 30 percent in a C zone.

MR. BABCOCK: Yes, I think it's a finding, Andy, under 4824 it's got to be a finding of the ZBA.

MR. KRIEGER: Yes, I'm looking, yes, and there are certain criteria set forth in that statute as to what

the board of appeals has to find as opposed to the standard criteria. Those would be the criteria that the zoning board would have to work under and address at any public hearing.

MR. BABCOCK: Right.

MR. KRIEGER: Now, what's the status with respect to the setback?

MR. CAPPOLA: Well, what we're proposing really is just a 30 foot setback, there's a pre-existing setback on the east side of the property of 29 foot three inches. What we're proposing essentially on the west side of the property is 30 foot. But again, that is, you know, just kind of go with what's existing or not increase I guess not increase the pre-existing setback.

MR. KRIEGER: Non-conformity.

MR. CAPPOLA: Right, but in other words, there is nowhere in the zoning ordinance where it states that this is what the minimum setback should be.

MR. BABCOCK: This building use is not permitted in a C zone, so there's no regulations for it. It's a non-conforming use because it's been there before zoning so on the, facing the building on the right-hand side, he's got a side yard of 29 foot three inches. So he wants to maintain that on the left-hand side as 30 feet. So he's not increasing the side yard. There is no side yard requirement cause it's not allowed to be there to today's zoning. The parking calculation he went back into the parking regulations and used the parking regulations for this building but they really don't apply cause it's not in the right zone, so that is what we need you gentlemen to say that I guess we're using the right calculations.

MR. KRIEGER: So it's both an interpretation and a variance, I don't know if we can talk about the variance or no, actually, that becomes part of the interpretation, what the zoning board will need to know on the date of the public hearing is with your proposed setbacks, how they compare with other uses which are

allowed in the zone, then not now.

MR. CAPPOLA: A manufacturing use?

MR. KRIEGER: Correct.

MR. TORLEY: What setbacks are required in the--

MR. KRIEGER: No buildings that are allowed in the zone because what it is going to have to be is part of the board's interpretation and I'm anticipating that the board will need to know that or want to know that before voting so how this compares with other.

MR. CAPPOLA: It would be other commercial buildings but not manufacturing, correct?

MR. KRIEGER: Exactly, but I'm sure that the board would like if it's wildly at variance with the existing requirements for permitted uses in the zone, I'm sure that is something that the board would like to know or not.

MR. CAPPOLA: Okay.

MR. TORLEY: Mike, what's the usual side yard requirement in the C zone?

MR. BABCOCK: There is probably 17 different ones, I don't have the table with me.

MR. CAPPOLA: It varies by use.

MR. BABCOCK: They vary by each use, you know, a hotel is different than a car wash than a, you know, there is 17 different items.

MR. NUGENT: There is a lot of area that you have in the rear of the building, this belongs to this property.

MR. CAPPOLA: Yes, we don't have the topo over here but this goes down quite a bit back here and there's some type of waterway that is down at the bottom of the hill so there is really nothing to be used back her once

you're in the back of the building basically, the existing building in the area over here is relatively flat on three sides and then this I guess was just an original--

MR. NUGENT: Right-of-way.

MR. CAPPOLA: Right, but that is not in use either, I mean it says U-Haul, it's basically on the building line if you were to see it so they don't use that.

MR. REIS: U-Haul is your contingent neighbor to the east?

MR. CAPPOLA: Yes.

MR. REIS: Anthony, what do they manufacture in this company?

MR. CAPPOLA: I believe they manufacture, I don't want to say exactly plastic, I know it's plastic products, I think it's for use in plastic products, use by the other manufacturing concerns. So I'm not a hundred percent sure. I don't want to say but it's primarily plastic products. I will say that.

MR. REIS: What's the neighbor to the back of this?

MR. CAPPOLA: On the west side, I'm not sure, it's, I think it's another light manufacturing concern over there, too, if, you know, Corporate Drive that is kind of what that is there. This use is not out of character with Corporate Drive.

MR. REIS: That is the point I'm making.

MR. BABCOCK: Mr. Chairman, I don't know but I think Anthony might be able to tell us now looking at this plan the rear yard almost is decreasing, isn't it?

MR. CAPPOLA: It would be off that corner, yes.

MR. BABCOCK: So I think we should add that to this application so we get everything covered, it's added.

MS. BARNHART: No, you can add it right now.

MR. CAPPOLA: Okay.

MR. BABCOCK: Well, the problem is I don't know that number, I'm going to need that number.

MS. BARNHART: Mike, if you don't have the number, you can give it to me in the morning. I will just add on here that we need an amended.

MR. BABCOCK: Yes.

MR. REIS: This is not going to impact your neighbors in any way?

MR. CAPPOLA: Not really, no, they are a good distance away. It's a pre-existing one story building, what he's adding on is really 26 percent over what he has got there, so it's not, he's not doubling the size of what he's got there.

MR. REIS: Not going up higher?

MR. CAPPOLA: No, going to match the same height. That was another issue the height of the building in relation to the lot line. Again, we would just go by other comparable use allowed in that zone.

MR. TORLEY: The building that exists now, has that been expanded since the zoning?

MR. CAPPOLA: I don't believe so, not that I know of, it's a perfect, you know, it's a rectangular building.

MR. BABCOCK: I have no idea according to this file.

MR. CAPPOLA: He did get site plan approval on I believe a couple years ago for a piece of equipment in the rear.

MR. BABCOCK: Yeah, that is the rectangle back there.

MR. TORLEY: The reason I'm asking that if it's a certain size when zoning came in, he's already expanded

30, you can't come back and say you want to expand another 30.

MR. BABCOCK: I don't think that code reads that way, doesn't say it's a one time thing, right?

MR. TORLEY: Otherwise, you can keep expanding forever.

MR. BABCOCK: As long as this board makes a finding, I think he can do that according to that code.

MR. KRIEGER: Yes, he can apply for that. Whether he can do it or not is up to the zoning board of appeals.

MR. CAPPOLA: If you look at the footprint of the building, it's a rectangle, I don't really see how they can.

MR. KRIEGER: I might also add particularly comes up in this type of variance, the Zoning Board of Appeals the members should remember that they can condition any approval that they grant, they can place reasonable conditions and you can condition in time, I think you can also place, I think it's also a reasonable condition to require the applicant not to apply for expansion certainly within a certain stated period of time.

MR. CAPPOLA: I don't think they are looking to do that. So essentially what I am getting is we're going to make an argument based on other commercial uses in that zone.

MR. KRIEGER: Based on the criteria that is set forth in the statute and if you will see Pat later on during the week, whatever, she'll give you a copy of the statute, the standards are unlike an area variance or use various, the standards are set forth here.

MR. CAPPOLA: It's not the other criteria that would be like a standard variance.

MR. KRIEGER: No, not the normal area variance or use variance criteria which you may be familiar with, in this case, the criteria as is set forth in the statute

itself and you'll need to keep a copy of the applicable town statute and follow that and as I say making your presentation, I assume the members of the board are going to, for decision purposes, are going to want to know how this proposed use if permitted this proposed building is permitted as compares with other standards in the zone and particularly how it compares with the buildings around it.

MR. CAPPOLA: Okay.

MR. TORLEY: For example, parking is a specific amount.

MR. CAPPOLA: All right, so we'll read through that and make an argument.

MR. REIS: Do you have to expand the parking area as well?

MR. CAPPOLA: We're proposing that, right now he's got some parking in the front of the building, he may fit ten cars, we're proposing to add another seven cars, he plans two shifts over there, the most amount of employees he has there at one time is 16, I believe we calculated our, you'll find calculation for parking for the numbers number of employees and the square footage. But again, he really doesn't have a problem with parking right now, we're adding, he's making, we're adding seven. So no, I think we're okay.

MR. KRIEGER: Whichever standard is applied.

MR. CAPPOLA: Yes, I believe we well.

MR. KRIEGER: Set that forth please.

MR. TORLEY: If you find you meet that standard let us know so you can put that in the requested variance as well.

MR. CAPPOLA: Okay, what I have to meet both either or residential either or--

MR. KRIEGER: Yeah, since it isn't clear which applies and certainly for comparison purposes.

MR. TORLEY: I think you need to meet the most restrictive.

MR. BABCOCK: Well, any feeling about the parking that he is using the calculation for this building as if it was in the right zone, so if he built this building anywhere else in town, that is the parking that would be required. So we should make the same parking for the building no matter where it is in town, right?

MR. TORLEY: That would be logical, may not be able to do it but that is logical.

MR. BABCOCK: Well, he does it.

MR. CAPPOLA: I think he would fail on that cause I think he would fail because if we were to go back and use the whole 20,000 square foot, it's probably one per 200 square feet.

MR. BABCOCK: Not in warehouse, warehouse is one per one thousand.

MR. CAPPOLA: Well, it's manufacturing.

MR. BABCOCK: Okay, you're going to need to do that cause that is what we're asking, I thought you did that already.

MR. CAPPOLA: Well, there is two calculations there but again, I really don't know when I did that, what criteria I was using so I just laid out two different ways but if it's--

MR. BABCOCK: You're adding the parking for just the addition 5,000 square foot.

MR. CAPPOLA: I'm doing it per employee first 16 employees and half space per employee equals 8 then I'm showing the addition on a square footage basis a thousand square feet per one thousand so one thousand would be for--

MR. BABCOCK: I think what they are saying is do it

October 27, 1997

24

both ways.

MR. NUGENT: Any other questions? If not, I'll accept a motion.

MR. TORLEY: Mr. Chairman, I move we set up Polyworks, Inc. for a public hearing in regards to their requested interpretation and variances.

MS. OWEN: Second it.

ROLL CALL

MR. REIS	AYE
MS. OWEN	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MS. BARNHART: You have a proxy on file?

MR. CAPPOLA: With the planning board we do. You said 4824 of the zoning ordinance?

MR. KRIEGER: 4824 (B) as in boy 3.

MR. CAPPOLA: Okay, all right, I think I have got a copy of it, thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: POLYWORKS SITE PLAN AMENDMENT
PROJECT LOCATION: 302 WINDSOR HIGHWAY
SECTION 35-BLOCK 1-LOT 55.21
PROJECT NUMBER: 97-30
DATE: 27 AUGUST 1997
DESCRIPTION: THE APPLICANT PROPOSES A ONE-STORY ADDITION AT THE REAR OF THE EXISTING FACILITY ON CORPORATE DRIVE, OFF ROUTE 32. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The project is located within the Design Shopping (C) Zoning District of the Town. The existing manufacturing use is a non-conforming use, understood to be pre-existing. The application proposes an extension of approximately 26%, which complies with the permitted maximum 30% referenced under Section 48-24(B)3 of the Town Zoning Code.
2. In reviewing this plan, several questions are raised which must be considered by the Planning Board. These are as follows:
 - a. Will the Board accept the 30' side yard setback to the proposed addition, with the understanding that the other side yard setback is 29.25'?
 - b. With the understanding that the current "provided" off-street parking is not in compliance, will the Board accept provision of an adequate number of off-street parking spaces to address the addition, providing some extra to effectively decrease the existing non-conformance?

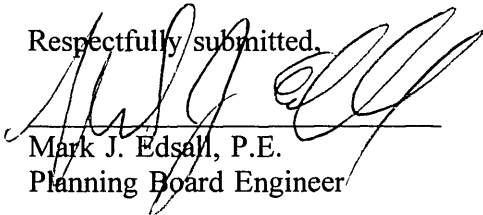
These two questions are essential and the Board must determine if these can be addressed at the Planning Board level, or if the "question" must be referred to the Zoning Board of Appeals for an interpretation or variance.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: POLYWORKS SITE PLAN AMENDMENT
PROJECT LOCATION: 302 WINDSOR HIGHWAY
SECTION 35-BLOCK 1-LOT 55.21
PROJECT NUMBER: 97-30
DATE: 27 AUGUST 1997

3. Once the above basic issue has been resolved, the Board should note my recommendation that the subsequent plan submitted be prepared to include detailed existing site contours and a proposed grading layout. Given the slopes in the area and previous experience with additions to nearby commercial structures, I strongly recommend that site elevations and grading be carefully considered.
4. In addition to the grading issue, the Board should advise the Applicant's Architect as to the other aspects of the site which must be addressed, such as lighting, landscaping, drainage and other details.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:POLYW.mk

RESULTS OF P.B. MEETING

DATE: August 27, 1997

PROJECT NAME: Polyworks S.P. PROJECT NUMBER 97-30

LEAD AGENCY: _____ * NEGATIVE DEC: _____

M) _____ S) _____ VOTE: A _____ N _____ * M) _____ S) _____ VOTE: A _____ N _____

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

SEND TO DEPT. OF TRANSPORT: M) _____ S) _____ VOTE: A _____ N _____ YES _____ NO _____

DISAPP: REFER TO Z.B.A.: M) 0 S) 1 VOTE: A 6 N 0 YES ✓ NO _____

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) 0 S) 1 VOTE: A _____ N _____ APPROVED: _____

M) _____ S) _____ VOTE: A _____ N _____ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Add Location Map

Refer to Z.B.A. for interpretation



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 30

DATE PLAN RECEIVED: RECEIVED MAY 22 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

Poly works- _____ has been
reviewed by me and is approved ☒ _____,
~~disapproved~~ _____.

~~If disapproved~~, please list reason _____

will not interfere with water lines

HIGHWAY SUPERINTENDENT DATE

Stan D. D. 6-1-98
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE MEMORANDUM

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: June 2, 1998

SUBJECT: Poly Works Site Plan

Planning Board Reference Number: PB-97-30

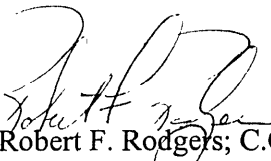
Dated: 22 May 1998

Fire Prevention Reference Number: FPS-98-024

A review of the above referenced subject site plan was conducted on 1 June 1998.

Once it has been determined what the correct size of the building is, this site plan is acceptable.

Plans Dated: 21 May 1998 Revision 1.


Robert F. Rodgers; C.C.A.
Fire Inspector

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97 - 30

DATE PLAN RECEIVED: RECEIVED MAY 22 1998

RECEIVED

MAY 29 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

[Signature]
HIGHWAY SUPERINTENDENT

6/1/98
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 97 - 30

WORK SESSION DATE: 1 APR 98

APPLICANT RESUB.
REQUIRED: new plan

REAPPEARANCE AT WAS REQUESTED: No

PROJECT NAME: Polyworkr

PROJECT STATUS: NEW OLD X

REPRESENTATIVE PRESENT: Anthony Cappella

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

got variance
do contours
need short landscape wall
tip print detail
add swale
wall pack 1/2
add 2BA

MEMO

To: Town Planning Board

From: Town Fire Inspector

Subject: Polyworks Site Plan

Date: 26 August 1997

Planning Board Reference Number: PB-97-30

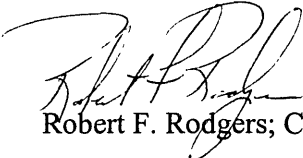
Dated: 22 August 1997

Fire Prevention Reference Number: FPS-97-042

A review of the above referenced subject site plan was done on 22 August 1997.

This site plan is acceptable.

Plans Dated: 1 June 1997



Robert F. Rodgers; C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97-30

DATE PLAN RECEIVED: RECEIVED AUG 22 1997

8 25 1997

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ✓

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓

disapproved _____.

If disapproved, please list reason _____

W. James Smith 8/29/97
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #

97 - 30

WORK SESSION DATE:

20 Aug 97

APPLICANT RESUB.

REQUIRED:

new plans

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Polyworks

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Anthony Capolla

MUNIC REPS PRESENT:

BLDG INSP.

around

FIRE INSP.

Rp

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- pkg - actually decreasing no conf.

Q re sided.

- get Qs answered, then get
contours.

next agenda

4MJE91 pbwsform



1765

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 97-30

DATE PLAN RECEIVED: RECEIVED AUG 22 1997

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Polyworks - _____ has been

reviewed by me and is approved ✓

disapproved _____

~~If disapproved, please list reason~~ _____

Being fed by town water - Notif
water dept. if any changes of water service

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. D. - AMW-8-26-97
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 97 - 30
WORK SESSION DATE: 4 June 97 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later
PROJECT NAME: Pol works
PROJECT STATUS: NEW 0 OLD
REPRESENTATIVE PRESENT: Anthony Cappella
MUNIC REPS PRESENT: BLDG INSP. checked
FIRE INSP. not
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- C - behind U-Haul
- Q - app re enclosure? compressor - what use referenced?
- 20' 880 bldg proposed by 5482 add'n
- Pre exist n/c - use
- Q - facing 1/4000 width as 1/4000 manuf. - 1/2 repl. (grate)
- side yd. 30' - exist 29'-3" ← p/b?
- contour -
- ck dr carpet mill at least got variance -
- new 2' exit
- clin "regulated" column

4MJ91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

1763.

1763 TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan X Spec. Permit____

1. Name of Project Addition to Polyworks
2. Name of Applicant Polyworks Inc. (Tony Echevarria) Phone 565-7772
Address 302 Windsor Highway N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record SAME Phone____
Address____
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Anthony J. Coppola, Architect
Address 175 Liberty St. Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney____ Phone____
Address____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting ARCHITECT Phone____
(Name)
7. Project Location: On the NORTH side of CORPORATE DRIVE
____ feet ____ of ____
(direction) (street)
8. Project Data: Acreage of Parcel 2.36 AC Zone C,
School Dist.____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 35 Block 1 Lot 54.21

11. General Description of Project: 46'-0" x 119'-0"

ADDITION TO EXISTING ONE STORY BUILDING

12. Has the Zoning Board of Appeals granted any variances for this property? yes X no.

13. Has a Special Permit previously been granted for this property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

7th day of August 1997

Maria Spiliotis
Notary Public

[Signature]
Applicant's Signature

MARIA SPILIOTIS
Notary Public, State of New York
Qualified in Orange County
Registration No. 01SP5080368
Commission Expires June 16, 1999

TOWN USE ONLY:

Date Application Received

97 - 30
Application Number

"XX"

97-30

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Polyworks Inc. - TONY - ECHEVARRIA, deposes and says that he
(Applicant)
resides at 19 DOGWOOD LN, MARLBORO, NY 12542
(Applicant's Address)

in the County of Ulster

and State of NEW YORK

and that he is the applicant for the Polywork Site Plan

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized Anthony Coppola, Architect
(Professional Representative)

to make the foregoing application as described therein.

Date: 8-7-97

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <u>NA</u> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <u>NA</u> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <u>NA</u> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <u>NA</u> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <u>NA</u> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <u>NA</u> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <u>NA</u> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <u>NA</u> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <u>NA</u> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <u>NA</u> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <u>NA</u> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <u>NA</u> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <u>NA</u> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <u>NA</u> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <u>NA</u> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <u>NA</u> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <u>NA</u> Landscaping | 50. <u>NA</u> Open Space (sq. ft.) |
| 23. <u>NA</u> Exterior Lighting | 51. <u>NA</u> Open Space (% of Total Area) |
| 24. <u>NA</u> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <u>NA</u> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

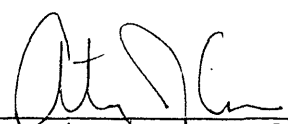
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: 
Licensed Professional
Anthony Coppola, Architect

Date: 8/19/97

PROJECT I.D. NUMBER

617.21
Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>Polyworks - Tony Echevarria</u>	2. PROJECT NAME <u>Addition for Polyworks</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>NORTH OF CORPORATE DRIVE OFF</u> <u>ROUTE 32</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>46'-0" x 119'-0" ONE STORY ADDITION</u> <u>TO EXISTING BUILDING</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.36</u> acres Ultimately <u>2.36</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>EXISTING USE IS PRE-EXISTING</u> <u>NON-CONFORMING</u>	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Ramon Echevarria</u>	Date: <u>8-7-97</u>
Signature: <u>Ramon Echevarria</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

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PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date